

EXHIBIT "A"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT No. LA2013-011
(LEGAL DESCRIPTION)

OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
ADVANCED GROUP 99-D	PARCEL 1 - 052-013-13	PARCEL 1
MARGARET L. SPRAGUE LIVING TRUST	052-013-21	PARCEL 2

SHEET 1 OF 2

PARCEL 1

THAT PORTION OF LAND DESCRIBED IN A DEED RECORDED AUGUST 15, 1994 AS INSTRUMENT NO. 94-0502146, TOGETHER WITH THAT PORTION OF THE LAND DESCRIBED IN A DEED RECORDED DECEMBER 9, 2009 AS INSTRUMENT NO. 2009000661003, BOTH OF OFFICIAL RECORDS OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN A DEED RECORDED OCTOBER 06, 1941 IN BOOK 1109, PAGE 552 OF SAID OFFICIAL RECORDS; THENCE SOUTH 40°32'34" WEST 38.90 FEET ALONG A LINE PARALLEL WITH AND 120.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF CARNATION AVENUE (FORMERLY 30TH AVENUE) AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, IN OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN SAID INSTRUMENT NO. 94-0502146; THENCE ALONG THE BOUNDARY OF SAID LAND THE FOLLOWING SIX COURSES: SOUTH 78°11'52" WEST 214.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°49'15" WEST, SOUTHERLY 166.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°16'16", NON-TANGENT FROM SAID CURVE SOUTH 34°06'31" EAST 83.04 FEET, NORTH 53°25'24" EAST 244.92 FEET, NORTH 40°32'34" EAST 102.15 FEET AND NORTH 49°25'21" WEST 120.00 FEET TO THE POINT OF BEGINNING.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



ROBERT L. WHEELER IV, LS 8639

10/23/13

DATE



EXHIBIT "A"
CITY OF NEWPORT BEACH
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ADVANCED GROUP 99-D	PARCEL 1 - 052-013-13	PARCEL 1
MARGARET L. SPRAGUE LIVING TRUST	052-013-21	PARCEL 2

SHEET 2 OF 2

PARCEL 2:

THAT PORTION OF THE LAND DESCRIBED IN A DEED RECORDED DECEMBER 9, 2009 AS INSTRUMENT NO. 2009000661003, OF OFFICIAL RECORDS OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE LAND DESCRIBED IN A DEED RECORDED OCTOBER 06, 1941 IN BOOK 1109, PAGE 552 OF SAID OFFICIAL RECORDS; THENCE SOUTH 40°32'34" WEST 38.90 FEET ALONG A LINE PARALLEL WITH AND 120.00 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF CARNATION AVENUE (FORMERLY 30TH AVENUE) AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, IN OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TO THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN SAID INSTRUMENT NO. 83-472687; THENCE ALONG THE BOUNDARY OF SAID LAND THE FOLLOWING FOUR COURSES: SOUTH 78°11'52" WEST 214.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 170.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 67°49'15" WEST, THENCE NORTHERLY 64.53 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°44'51" TO A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 350.00 FEET, NORTHERLY 82.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'03", NON-TANGENT FROM SAID CURVE SOUTH 79°17'08" EAST 125.90 FEET AND SOUTH 49°25'51" EAST 35.00 FEET TO THE POINT OF BEGINNING.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.



A handwritten signature in black ink, appearing to read "R. Wheeler", written over a horizontal line.

ROBERT L. WHEELER IV, LS 8639

10/23/13

DATE

EXHIBIT "B"

CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT No. LA2013-011

(SITE MAP)

OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
ADVANCED GROUP 99-D	PARCEL 1 - 052-013-13	PARCEL 1
MARGARET L. SPRAGUE LIVING TRUST	052-013-21	PARCEL 2

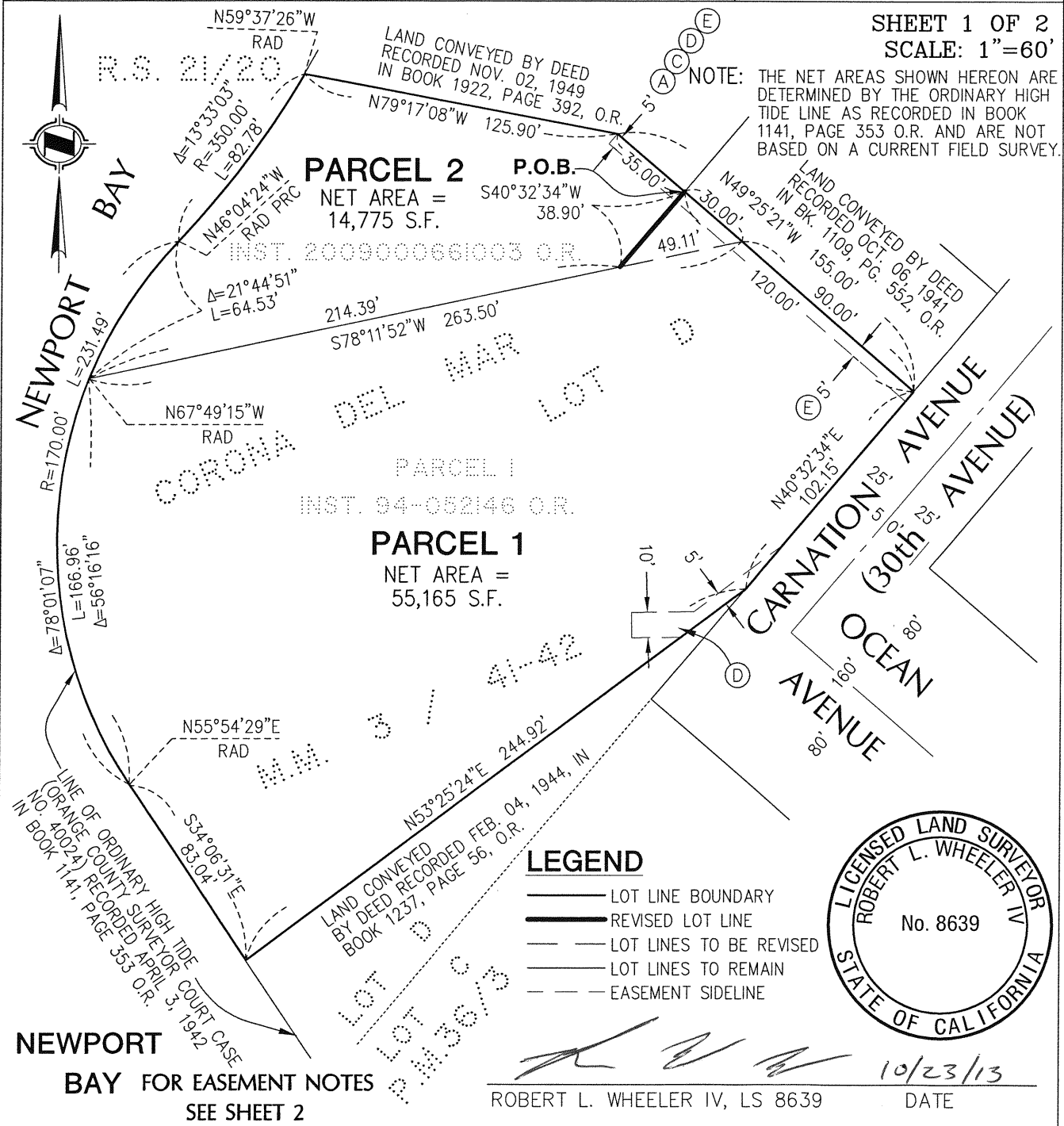


EXHIBIT "B"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT No. LA2013-011
(SITE MAP)

OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
ADVANCED GROUP 99-D	PARCEL 1 - 052-013-13	PARCEL 1
MARGARET L. SPRAGUE LIVING TRUST	052-013-21	PARCEL 2

SHEET 2 OF 2

EASEMENT NOTES:

- (A) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 18, 1949 IN BOOK 1845, PAGE 160 O.R. A PARTIAL QUITCLAIM WAS RECORDED SEPTEMBER 18, 2012 AS INSTRUMENT NO. 2012000543821 O.R.
- (B) INDICATES A EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH FOR SANITARY SEWER AND PUBLIC UTILITY PURPOSES, RECORDED MAY 18, 1949, IN BOOK 1846, PAGE 16 O.R. A PARTIAL QUITCLAIM WAS RECORDED NOVEMBER 1, 2012 AS INSTRUMENT NO. 2012000670267 O.R.
- (C) AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE SOUTHERN CALIFORNIA GAS COMPANY, RECORDED JUNE 2, 1949 IN BOOK 1852, PAGE 200 O.R. A PARTIAL QUITCLAIM WAS RECORDED DECEMBER 7, 2012 AS INSTRUMENT NO. 2012000757998 O.R.
- (D) INDICATES A EASEMENT FOR STORM DRAIN PURPOSES, RECORDED APRIL 9, 1971, IN BOOK 9601, PAGE 321 O.R.
- (E) VARIOUS OWNERS EASEMENT FOR ROADS AND PUBLIC UTILITIES PURPOSES DESCRIBED IN DEED RECORDED DECEMBER 9, 2009 AS INSTRUMENT NO. 2009000661003, JUNE 8, 2004 AS INSTRUMENT NO. 2004000516081, MARCH 5, 2009 AS INSTRUMENT NO. 2009000102248, DECEMBER 21, 2012 AS INSTRUMENT NO. 2012000794278, DECEMBER 21, 2012 AS INSTRUMENT NO. 2012000794279, NOVEMBER 4, 2008 AS INSTRUMENT NO. 2008000505356, JUNE 14, 2012 AS INSTRUMENT NO. 2012000337161, SEPTEMBER 13, 1991 AS INSTRUMENT NO. 91-497823, JULY 7, 2012 AS INSTRUMENT NO. 2012000428372, MAY 20, 1949 IN BOOK 1846, PAGE 16, JUNE 5, 1972 IN BOOK 10156, PAGE 344, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY

EXHIBIT "C"

CITY OF NEWPORT BEACH

LOT LINE ADJUSTMENT No. LA2013-011

(SITE PLAN)

OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
ADVANCED GROUP 99-D	PARCEL 1 - 052-013-13	PARCEL 1
MARGARET L. SPRAGUE LIVING TRUST	052-013-21	PARCEL 2

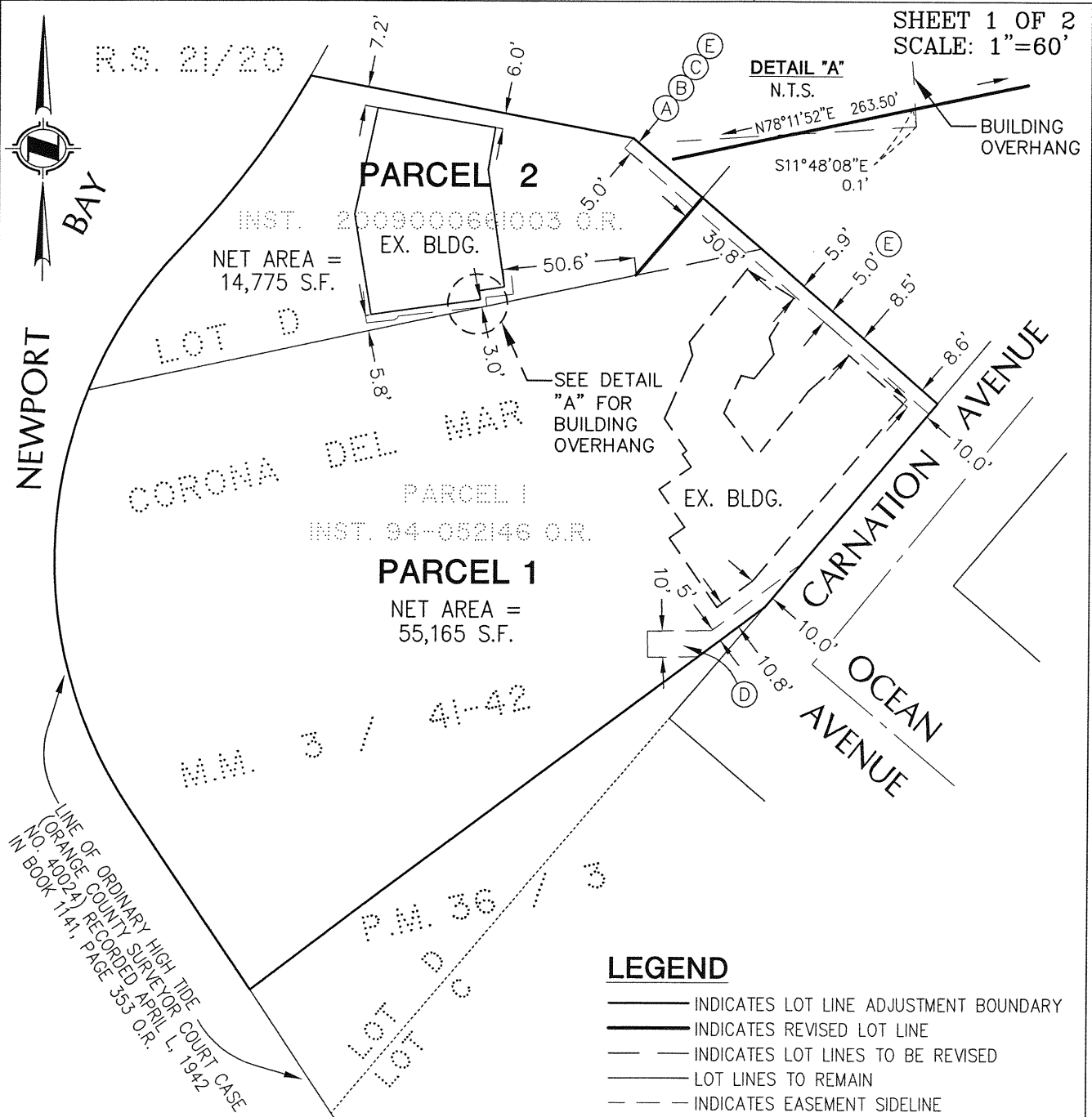


EXHIBIT "C"
CITY OF NEWPORT BEACH
LOT LINE ADJUSTMENT No. LA2013-011
(SITE PLAN)

OWNER	EXISTING PARCEL AP NUMBER	PROPOSED PARCELS REFERENCE NUMBERS
ADVANCED GROUP 99-D	PARCEL 1 - 052-013-13	PARCEL 1
MARGARET L. SPRAGUE LIVING TRUST	052-013-21	PARCEL 2

SHEET 2 OF 2
SCALE: 1"=60'

EASEMENT NOTES:

- Ⓐ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED JUNE 18, 1949 IN BOOK 1845, PAGE 160 O.R. A PARTIAL QUITCLAIM WAS RECORDED SEPTEMBER 18, 2012 AS INSTRUMENT NO. 2012000543821 O.R.
- Ⓑ INDICATES A EASEMENT IN FAVOR OF THE CITY OF NEWPORT BEACH FOR SANITARY SEWER AND PUBLIC UTILITY PURPOSES, RECORDED MAY 18, 1949, IN BOOK 1846, PAGE 16 O.R. A PARTIAL QUITCLAIM WAS RECORDED NOVEMBER 1. 2012 AS INSTRUMENT NO. 2012000670267 O.R.
- Ⓒ AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF THE SOUTHERN CALIFORNIA GAS COMPANY, RECORDED JUNE 2, 1949 IN BOOK 1852, PAGE 200 O.R. A PARTIAL QUITCLAIM WAS RECORDED DECEMBER 7, 2012 AS INSTRUMENT NO. 2012000757998 O.R.
- Ⓓ INDICATES A EASEMENT FOR STORM DRAIN PURPOSES, RECORDED APRIL 9, 1971, IN BOOK 9601, PAGE 321 O.R.
- Ⓔ VARIOUS OWNERS EASEMENT FOR ROADS AND PUBLIC UTILITIES PURPOSES DESCRIBED IN DEED RECORDED DECEMBER 9, 2009 AS INSTRUMENT NO. 2009000661003, JUNE 8, 2004 AS INSTRUMENT NO. 2004000516081, MARCH 5, 2009 AS INSTRUMENT NO. 2009000102248, DECEMBER 21, 2012 AS INSTRUMENT NO. 2012000794278, DECEMBER 21, 2012 AS INSTRUMENT NO. 2012000794279, NOVEMBER 4, 2008 AS INSTRUMENT NO. 2008000505356, JUNE 14, 2012 AS INSTRUMENT NO. 2012000337161, SEPTEMBER 13, 1991 AS INSTRUMENT NO. 91-497823, JULY 7, 2012 AS INSTRUMENT NO. 2012000428372, MAY 20, 1949 IN BOOK 1846, PAGE 16, JUNE 5, 1972 IN BOOK 10156, PAGE 344, ALL OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY

To: Item 5c: Additional Materials Received
Subject: AERIE LLA 2013-011 (PA2013-199), Zoning Administrator - October 24, 2013
Attachments: updated LLA exhibits_all.pdf

-----Original Message-----

From: Campbell, James
Sent: Wednesday, October 23, 2013 5:13 PM
To: Alford, Patrick
Cc: Garciamay, Ruby; 'Robert Wheeler'; 'Richard Julian'; Paul Julian; 'Jeff Benson';
gmckitterick@allenmatkins.com
Subject: AERIE LLA 2013-011 (PA2013-199), October 24, 2013

Mr. Patrick Alford, Zoning Administrator.

Attached is an updated copy of the exhibits to the Lot Line Adjustment instrument. The update consists of inserting the case number where appropriate and modifying Exhibit B as it relates to the easement notes to match Exhibit C. I apologize for the lateness of this necessary correction to the application. Let me know if you have any questions.

Jim Campbell
Principal Planner
949-644-3210